

CITY OF MISSION, KANSAS
FINANCE & ADMINISTRATION COMMITTEE

WEDNESDAY, OCTOBER 9, 2019

6:30 P.M.

Mission City Hall

PUBLIC HEARINGS / PUBLIC COMMENTS

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

ACTION ITEMS

1. Resolution Calling a Public Hearing on the Division of the Rock Creek Redevelopment (TIF) District - Laura Smith ([page 3](#))

As we've taken steps to re-evaluate the Gateway Redevelopment Agreement, and started exploring issuance of the Special Obligation (SO) bonds it contemplates, several issues have been identified related to the underlying Tax Increment Financing (TIF) District. The TIF Act provides that increment is computed on a district-wide basis. This works where there is (1) a single project area within a district, or (2) multiple project areas, all of which have positive incremental assessed valuation (AV). However, when some project areas have negative incremental AV but others have positive incremental AV, those areas with positive increment are unable to be compensated until the entire district is generating positive increment. Not all of the project areas within the current Rock Creek Redevelopment District are generating positive increments, and in order to resolve the issues, it is recommended that the City proceed to separate the existing Rock Creek Redevelopment District into five (5) districts.

2. Amendment to Third Amended and Restated Redevelopment Agreement, The Gateway Project - Laura Smith ([page 15](#))

Currently, the Gateway project is being developed in accordance with the Third Amended and Restated Redevelopment Agreement approved in October 2017. Since early 2019, with the signed lease for the Cinergy entertainment facility, both the City and the Developer have been aware that an amendment would be required as the anticipated construction phasing for the project has changed. The City's project team has been working for several months with the Developer's team to review the changes and develop an amendment that respects the components of the 2017 agreement, but reflects the realities of the project in 2019.

3. Ordinance Excluding Certain Portions of Land from the City of Mission's Corporate Limits (Roeland Park De-Annexation) - Laura Smith ([page 91](#))

Since December 2018, Mission and Roeland Park have been discussing the benefits of annexation/de-annexation of approximately .7 of an acre at the northeast corner of Johnson Drive and Roe Boulevard. In September, the cities agreed to proceed with the process with the first step being the passage of a resolution calling a public hearing. The Mission City Council adopted Resolution 1034 calling the public hearing for 7 p.m. on Wednesday, October 16, 2019. Immediately following the public hearing, the Council will consider an ordinance to exclude the property from Mission's corporate boundaries. The City of Roeland Park will also need to convene a meeting and adopt an ordinance to annex the same property in order to complete the de-annexation process.

DISCUSSION ITEMS

OTHER

4. Department Updates - Laura Smith

Sollie Flora, Chairperson
Kristin Inman, Vice-Chairperson
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